

BILL NO. Z-70-02-12

ZONING MAP ORDINANCE NO. Z- 104-70

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-17 by placing a Neighborhood Shopping Center Symbol thereon,

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. A Neighborhood Shopping Center Symbol (B-2-A) is hereby located at the intersection of St. Joe Road and Auer Drive under the terms of Chapter 36 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and by General Ordinance No. G-96; and the symbols on the City of Fort Wayne Zoning Map No. F-17 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

Jack E. Dunning

APPROVED AS TO FORM
AND LEGALITY

[Signature]
CITY ATTORNEY

Read the first time in full and on motion by Dunifon seconded by Nuckols and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) ~~(and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on~~ the _____ day of _____ 196____, at _____ o'clock ~~P.M., E.S.T.~~

Date: 2-10-70

Thad G. Bonachum
City Clerk

Read the third time in full and on motion by Dunifon seconded by Fay and duly adopted, placed on its passage.
Passed ~~(BEST)~~ by the following vote:

AYES 8, NAYS 0, ABSTAINED _____, ABSENT 1 to-wit:

Adams	<u>✓</u>	_____	_____	<u>✓</u>
Dunifon	<u>✓</u>	_____	_____	_____
Fay	<u>✓</u>	_____	_____	_____
Geake	<u>✓</u>	_____	_____	_____
Nuckols	<u>✓</u>	_____	_____	_____
Robinson	<u>✓</u>	_____	_____	_____
Rousseau	<u>✓</u>	_____	_____	_____
Steigerwald	<u>✓</u>	_____	_____	_____
Tipton	<u>✓</u>	_____	_____	_____

Date 4-14-70

Thad G. Bonachum
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) ~~(General)~~ ~~(Annexation)~~ ~~(Special)~~ ~~(Appropriation)~~ Ordinance ~~(Resolution)~~ No 2-104-70

on the 14th day of april, 196 70.

ATTEST: (SEAL)

Thad G. Bonachum
City Clerk

Herbert R. Gifford
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of april, 196 70 at the hour of 8:30 o'clock 7.M.,E.S.T.

Thad G. Bonachum
City Clerk

Approved and signed by me this 15th day of april, 1970, at the hour of 2:37 o'clock P.M.,E.S.T.

Harold S. Zeis
Mayor

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 10, 1970, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-70-02-12; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

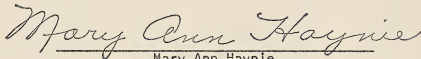
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on March 16, 1970;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the city, and the amendment will not be detrimental to and does not conflict with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 23, 1970.

Certified and signed this
26th day of March 1970.



Mary Ann Haynie
Secretary

Bill No. Z-70-02-12

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance

amending the City of Fort Wayne Zoning Map No. F-17 by placing a Neighborhood

Shopping Center Symbol thereon,

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance DO PASS.

JACK K. DUNIFON, Chairman

EDWIN J. ROUSSEAU, Vice-Chairman

THOMAS G. ADAMS

WILLIAM K. GEAKE

PHIL A. STRIGERWALD

Jack K. Dunifon
Edwin J. Rousseau
Thomas G. Adams
William K. Geake
Phil A. Strigerwald

CONCURRED IN

DATE 4-14-70 FUAD G. BONAHOOM, CITY CLERK



\$ 2500

Jan 6, 1970 No.

RECEIVED OF

A. J. Gacher & Associates

Twenty-five and no/100

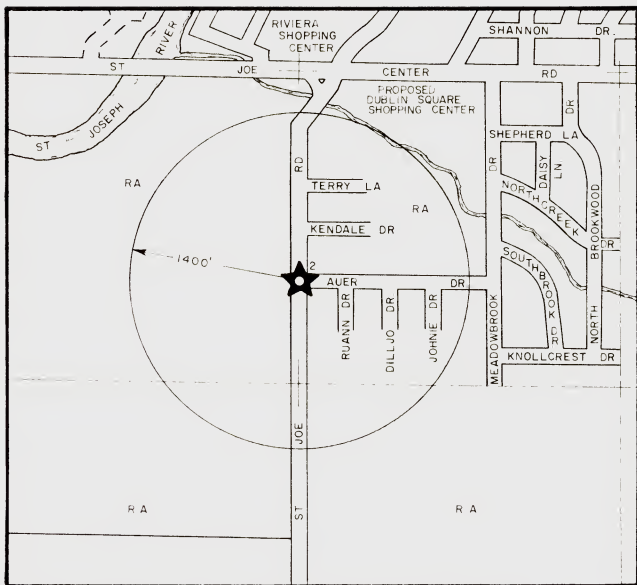
DOLLARS

Re: Northhill Corp., Inc.

- an area adjacent to the Inter. St Joe Rd &
aver Dr.

By

H. O. Strman



TO ESTABLISH A B2A SHOPPING CENTER SYMBOL ★²

Z-70-09 B

N

March 11, 1970

Mr. Bill Jones
City Planning Commission
425 South Calhoun
Fort Wayne, Indiana 46802

Dear Mr. Jones:

This letter will serve as the commitment to dedicate 40' right of way from the center line on the west side of St. Joe Road for the frontage involved for the Canterbury Market, as per the attached legal description.

It is understood that this commitment will be subject to the granting of the shopping center symbol on this ground now being requested by the Northhill Corporation.

Yours very truly,

Albert Bergdall

~~Cook-Lough~~, President
Land and New Development, Incorporated

cc: Mr. Otto Bonahoom
Northhill Corporation

March 11, 1970

Mr. Bill Jones
City Planning Commission
425 South Calhoun
Fort Wayne, Indiana 46802

Dear Mr. Jones:

This letter will serve as our commitment to install acceleration and de-acceleration, and blister lanes as required by the City Traffic Engineer for the Canterbury Market shopping area located on the St. Joe Road.

Sincerely,

NORTHILL CORPORATION



Harold D. Palmer
President

HDP:evb

cc: Mr. Bud Neu
Mr. Otto Bonshoom



NORTHILL Corporation



This is an area map indicating the location of CANTERBURY GREEN Community.

The proposed service and shopping area is approximately 500' South of the intersection of St. Joe Road and St. Joe Center Road, containing 9.36 acres; on the West side of St. Joe Road and a part of the 185 acre development of CANTERBURY GREEN.



This is an overall site plan of CANTERBURY GREEN.

CANTERBURY GREEN is an 1800 unit multi-family community with an 18 hole golf course, 13,000 country club and complete all season recreational facilities for total family living.



Above is the 9.46 acre site proposed for a B-2-A shopping area. Total building area being is 75,000 square feet of main level area.

21.3% of the land area will be landscaped. The parking ratio exceeds 3:1 with 228,000 square feet of parking and driveway area. The approximate number of 9' x 20' spaces is 650.

Provision has been made for double ingress and egress to the shopping site de-acceleration and acceleration lanes and buster lanes required by the City of Fort Wayne will be installed by the developers.



Above are elevations of the proposed center. In keeping with CANTERBURY GREEN, the architectural scheme will represent Early English.

The Mall area is 33,000 square feet of well landscaped area with park benches and rest areas for the convenience of shoppers.

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

BEFORE THE COMMON COUNCIL
OF THE CITY OF FORT WAYNE,
ALLEN COUNTY, INDIANA

TO: The Common Council of the City of Fort Wayne, Allen County,
Indiana:

The undersigned, being the owner of the following de-
scribed property located in Allen County, State of Indiana, to wit:

An area adjacent to the intersection of St. Joe Road
and Auer Drive

which is now situated in an RA
~~RA~~ District, respectfully petitions
the Common Council of the City of Fort Wayne, Allen County, Indiana,
to change the zoning of said tract from an RA
~~RA~~ District ~~XXXXXXXX~~
~~XXXXXXXX~~ to establish a B2A Shopping Center Symbol at the inter-
section of said St. Joe Road and Auer Drive.

Your Petitioner would further show the Council that the
change of zone would be consistent with the character of the sur-
rounding neighborhood and would be for the best interest and the
general welfare of the immediate community.

WHEREFORE, your Petitioner respectfully requests this-
Council to change the zoning of said tract to a B2A ~~XXXXXXXX~~
Symbol.

Respectfully submitted,

Northhill Corporation, Inc
by Harold J. Nelson

Common Council-City of Ft. Wayne
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

-

70

1

71

COMPUTATION OF CHARGES

71 lines, columns wide equals equivalent lines at 288¢ cents per line \$ 20.45

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 20.45

DATA FOR COMPUTING COST

Width of single column 11 ems

Size of type 5½ point

Number of insertions 2

Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date May 8, 1970

Title CLERK

Legal Notices

Notice is hereby given that on the 14th day of April, 1970, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map Ordinance, to-wit:

ZONING MAP ORDINANCE NO. Z-104-70 AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-17 by placing a neighborhood Shopping Center Symbol thereon.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. A Neighborhood Shopping Center Symbol (B-2-A) is hereby located at the intersection of St. Joe Road and Austin Drive under the terms of Chapter 36 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 258 and by General Ordinance No. G-242 and the symbols on the referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly.

SECTION 2. This ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

JACK K. DUNIFON, Councilman.
Read the third time in full and on motion by Dunifon seconded by Fay and duly adopted, placed on its passage. Passed by the following vote:
Ayes: eight.
Dunifon, Fay, Geske, Nuckols, Robinson, Novs: none.
Absent: none.
Date: 4-14-70.FUAD G. BONAHOOM, City Clerk.
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-104-70 on the 14th day of April, 1970.ATTEST: (SEAL)
HERBERT G. TIPTON, Presiding Officer, City of Fort Wayne, Indiana, on the 15th day of April, 1970, of the hour of 8:30 o'clock P.M., E.S.T.

FUAD G. BONAHOOM, City Clerk, Approved and signed by me this 15th day of April, 1970, of the hour of 2:37 o'clock P.M., E.S.T.

HAROLD S. ZEIS, Mayor, of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a true, and complete copy of Zoning Map Ordinance No. Z-104-70, passed by the April, 1970, and that said Ordinance was duly signed, and approved by the Mayor on the 15th day of April, 1970, and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 22nd day of April, 1970.
FUAD G. BONAHOOM, City Clerk.
4-27, 5-4.

PUBLISHER'S AFFIDAVIT

State of Indiana }
Allen County } ss:

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time, the dates of publication being as follows:

April 27, 1970

May 4, 1970

Subscribed and sworn to before me this 8th day of May 1970

My commission expires

March 8, 1974

Notary Public

Common Council-City of Ft. Wayne
(Governmental Unit)

To.....NEWS-SENT INEL.....Dr.

Allen.....County, Ind.

FORT WAYNE, INDIANA.....

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines	_____
Head number of lines	_____
Body number of lines	_____
Tail number of lines	_____
Total number of lines in notice	_____

COMPUTATION OF CHARGES

71.....lines.....columns wide equals.....equivalent lines at..... cents per line	2884.....	20.45
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	_____	_____
Charge for extra proofs of publication (50 cents for each proof in excess of two)	_____	_____
TOTAL AMOUNT OF CLAIM	_____	20.45

DATA FOR COMPUTING COST

Width of single column 11 ems	Size of type 5 1/2 point
Number of insertions 2	Size of quad upon which type is cast 5 1/2

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

A. M. Hostman

Date May 8, 1970

Title Clerk

Notice is hereby given that on the 14th day of April, 1970, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map Ordinance, to-wit: Bill No. Z-70-02-12.
ZONING MAP ORDINANCE NO. Z-104-70 AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-17 by placing a neighborhood Shopping Center Symbol thereon.
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:
SECTION 1: A Neighborhood Shopping Center Symbol (B-2-A) is hereby located at the intersection of St. Joe Road and Auer Drive under the terms of Chapter 36 of the Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and by General Ordinance No. 6048 and the symbols on the City of Fort Wayne Zoning Map No. F-17 referred to therein, established by Section 5, Article III of said Chapter, as amended, are hereby changed accordingly.
SECTION 2: This Ordinance shall be of full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.
JACK K. DUNIFON, Councilman.
Read the third time in full and on motion by Dunifon seconded by Fay and duly adopted, placed on its passage. Passed by the following vote:
Ayes: eight
Dunifon, Fay, Geeske, Nuckols, Robinson, Rousseau, Steingard, Tipton.
Noys: none.
Absent one, to-wit: Councilman Adams.
Date: 4-14-70.
FUAD G. BONAHOOM, City Clerk.
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-104-70 on the 14th day of April, 1970.
ATTEST:
FUAD G. BONAHOOM, City Clerk.
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of April, 1970, at the hour of 1:28 o'clock A.M., E.S.
FUAD G. BONAHOOM, City Clerk.
Approved and signed by me this 15th day of April, 1970, at the hour of 2:37 o'clock P.M., E.S.T.
HAROLD S. ZEIS, Mayor.
I, Fuad G. BonaHoOm, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, correct, and complete copy of Zoning Map Ordinance No. Z-104-70, passed by the City of Fort Wayne, Indiana, on the 14th day of April, 1970, and that said Ordinance was duly signed, and approved by the Mayor on the 15th day of April, 1970, and now remains on file and on record in my office.
WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 22nd day of April, 1970.
FUAD G. BONAHOOM, City Clerk.
4-27, 5-4.

PUBLISHER'S AFFIDAVIT

State of Indiana } ss:
ALLEN County }
Personally appeared before me, a notary public in and for said county and state, the undersigned, A. M. Hostman, who, being duly sworn, says that she is Clerk of the NEWS-SENT INEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time, the dates of publication being as follows:

April 27, 1970

May 4, 1970

A. M. Hostman

Subscribed and sworn to before me this 8th day of May 1970

Charles Stapleton
Notary Public

My commission expires March 8, 1974